

5/21/84  
9411H

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 3378

AN ORDINANCE authorizing and providing for the acquisition of interests in land for the purpose of improving a portion of Northup Way between 130th Ave. N.E. and 140th Ave. N.E. within the City of Bellevue; providing for condemnation, appropriation, taking and damaging of land and property rights necessary therefor; providing for the cost thereof and directing the initiation of appropriate proceedings in the manner provided by law for said condemnation.

WHEREAS, the City Council has, by Resolution 4030, authorized construction of Phase IA of the planned improvements to Northup Way; and

WHEREAS, the improvements are necessary both for the repair of the existing roadway and to provide needed curbs, gutters, sidewalks, lighting, signalization and left turn protection; and

WHEREAS, Federal aid is available to pay part of the cost of the improvements, and it is expected that another portion will be financed through a local improvement district; and

WHEREAS, the City has reviewed the project pursuant to the State and Federal Environmental Policy Acts, has made a thorough study of the environmental impacts of its elements, and the City Council has determined the planned improvements to be in the public interest; and

WHEREAS, the City Council finds that the public health, safety, necessity and convenience demand that said project be undertaken and that in order to carry out the project it is necessary at this time for the City to acquire interests and rights to the properties described herein; and

WHEREAS, negotiations for a number of the needed parcels have been unsuccessful; and

WHEREAS, the City Council finds and declares it necessary and in the best interest of the public that interests in the land and property rights hereinafter described be condemned, appropriated, taken and damaged for public use, subject to the making or paying of just compensation to the owners thereof in the manner provided by law; now, therefore,

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THE CITY COUNCIL OF THE CITY OF BELLEVUE, WASHINGTON, DOES ORDAIN AS  
FOLLOWS:

Section 1. The lands and property rights within the City of Bellevue, King County, Washington, described on the attached Exhibit A, necessary for public road purposes, are hereby condemned, appropriated, taken and damaged for such public purposes, subject to the making or paying of just compensation to the owners thereof in the manner provided by law.

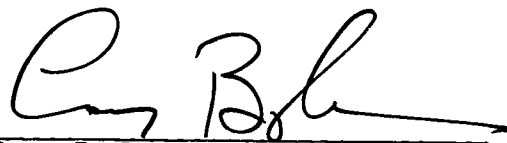
Section 2. The cost and expense of acquiring said property rights shall be paid for in part by special assessment upon property benefitted, from money through Federal Aid No. M-2070(2), and from other monies the City shall have available or obtain therefor.

Section 3. The City Attorney is hereby authorized and directed to undertake proceedings provided by law to condemn, appropriate, take and damage the land and property necessary to carry out the provisions of this ordinance, all in accordance with law.

Section 4. This ordinance shall be published by posting it in the three official posting places of the City, and shall take effect and be in force five days after the date of posting.

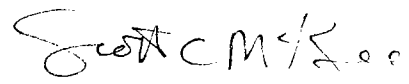
PASSED by the City Council this 4<sup>th</sup> day of June, 1984,  
and signed in authentication of its passage this 4<sup>th</sup> day  
of June, 1984.

(SEAL)

  
Cary E. Bozeman, Mayor

Approved as to form:

Richard L. Andrews, Acting City Attorney

  
Scott McKee, Assistant City Attorney

Attest:

  
Marie K. O'Connell, City Clerk

Published June 6, 1984

Fee simple title as follows:

That portion of the Southeast Quarter of the Northwest Quarter of Section 27, Township 25 North, Range 5 East, W.M., in King County, Washington, described as follows: Commencing at the northwest corner of said quarter-quarter section; thence South  $00^{\circ}49'24''$  West 30.00 feet along the west line of said quarter section to the south margin of Northrup Way (also know as N.E. 20th Street and Northrup County Road) and the point of beginning of this description; thence South  $88^{\circ}23'04''$  East 404.76 feet along said south margin; thence Southeasterly along the southwestern margin of the intersection of said Northrup Way and 136th Avenue N.E. on a curve to the right having a radius of 27.30 feet, through a central angle of  $110^{\circ}06'17''$  and along an arc length of 52.46 feet to the northwestern margin of said 136th Avenue N.E.; thence South  $21^{\circ}43'14''$  West 68.29 feet along said northwestern margin to a point on a non-tangent curve the center of which bears North  $68^{\circ}06'47''$  West a radius distance of 270.00 feet; thence Northeasterly on said curve to the left through a central angle of  $07^{\circ}43'24''$  and along an arc length of 36.40 feet to a point of compound curvature; thence Northwesterly on a curve to the left having a radius of 48.50 feet, through a central angle of  $102^{\circ}22'53''$  and along an arc length of 86.66 feet; thence North  $88^{\circ}23'04''$  West 206.35 feet; thence North  $87^{\circ}14'19''$  West 163.35 feet to said west line; thence North  $00^{\circ}49'24''$  East 3.73 feet along said west line to the point of beginning and containing 3,742 square feet, more or less.

Utility easement as follows:

That portion of the Southeast Quarter of the Northwest Quarter of Section 27, Township 25 North, Range 5 East, W.M., in King County, Washington, described as follows: Commencing at the northwest corner of said quarter-quarter section; thence South  $00^{\circ}49'24''$  West 33.74 feet along the west line of said quarter-quarter section to the point of beginning of this description; thence South  $87^{\circ}14'19''$  East 163.35 feet; thence South  $88^{\circ}23'04''$  East 206.35 feet; thence Southeasterly on a curve to the right having a radius of 48.50 feet, through a central angle of  $102^{\circ}22'53''$  and along an arc length of 86.66 feet to a point of compound curvature; thence Southwesterly on a curve to the right having a radius of 270.00 feet, through a central angle  $07^{\circ}43'24''$  and along an arc length of 36.40 feet to the Northwestern margin of 136th Avenue N.E.; thence North  $14^{\circ}42'23''$  East 36.29 feet; thence Northwesterly on a curve to the left having a radius of 46.50 feet, through a central angle of  $102^{\circ}22'53''$  and along an arc length of 83.09 feet; thence North  $88^{\circ}23'04''$  West 206.35 feet ; thence North  $87^{\circ}14'19''$  West 163.33 feet to said west line; thence North  $00^{\circ}49'24''$  East 2.00 feet along said west line to the point of beginning and containing 960 square feet, more or less.

Slope easement as follows:

That portion of the Southeast Quarter of the Northwest Quarter of Section 27, Township 25 North, Range 5 East, W.M., in King County, Washington, described as follows: Commencing at the northwest corner of said quarter-quarter section; thence South 00°49'24" West 35.74 feet along the west line of said quarter section to the point of beginning of this description; thence South 87°14'19" East 163.33 feet; thence South 88°23'04" East 206.35 feet; thence Southeasterly on a curve to the right having a radius of 46.50 feet, through a central angle of 16°51'55" and along an arc length of 13.68 feet; thence North 88°23'04" West 219.84 feet; thence North 87°14'19" West 163.30 feet to the said west line; thence North 00°49'24" East along said west line 2.00 feet to the point of beginning and containing 757 square feet, more or less.

Temporary construction easement as follows:

That portion of the Southeast Quarter of the Northwest Quarter of Section 27, Township 25 North, Range 5 East, W.M., in King County, Washington, described as follows: Commencing at the northwest corner of said quarter-quarter section; thence South 00°49'24" West 30.00 feet along the west line of said quarter section to the south margin of Northrup Way (also known as N.E. 20th Street and Northrup County Road); thence South 88°23'04" East 105.00 feet along said south margin; thence South 00°49'24" West 7.74 feet to the point of beginning of this description; thence South 00°49'24" West 9.00 feet; thence North 87°14'19" West 65.04 feet; thence North 00°49'24" East 9.00 feet; thence South 87°14'19" East 65.04 feet to the point of beginning and containing 585 square feet, more or less.

PW-N 1268

Fee simple title as follows:

That portion of the Northeast Quarter of the Southeast Quarter of the Northwest Quarter of Section 27, Township 25 North, Range 5 East, W.M., in King County, Washington described as follows: Commencing at the northwest corner of said quarter-quarter-quarter section; thence South 00°43'13" West 30.00 feet along the west line of said quarter-quarter-quarter section to the south margin of Northrup Way (also known as N.E. 20th Street) and the point of beginning of this description; thence South 88°23'04" East 256.03 feet along said south margin to the east line of the owner's land; thence South 00°43'13" West 7.00 feet along said east line; thence North 88°23'04" West 256.03 feet to said west line; thence North 00°43'13" East 7.00 feet along said west line to the point of beginning, and containing 1,792 square feet, more or less.

Slope easement as follows:

That portion of the Northeast Quarter of the Southeast Quarter of the Northwest Quarter of Section 27, Township 25 North, Range 5 East, W.M., in King County, Washington described as follows: Commencing at the northwest corner of said quarter-quarter-quarter section; thence South 00°43'13" West 39.01 feet along the West line of said quarter-quarter-quarter section to the point of beginning of this description; thence South 88°23'04" East 256.03 feet to the east line of the owner's land; thence South 00°43'13" West 2.00 feet along said east line; thence North 88°23'04" West 256.03 feet to said west line; thence North 00°43'13" East 2.00 feet along said west line to the point of beginning and containing 512 square feet, more or less.

Utility easement as follows:

That portion of the Northeast Quarter of the Southeast Quarter of the Northwest Quarter of Section 27, Township 25 North, Range 5 East, W.M., in King County, Washington described as follows: Commencing at the northwest corner of said quarter-quarter-quarter section; thence South 00°43'13" West 37.01 feet along the west line of said quarter-quarter-quarter section to the point of beginning of this description; thence South 88°23'04" East 256.03 feet to the east line of the owner's land; thence South 00°43'13" West 2.00 feet along said east line; thence North 88°23'04" West 256.03 feet to said west line; thence North 00°43'13" East 2.00 feet along said west line to the point of beginning and containing 512 square feet, more or less.

Temporary construction easement as follows:

That portion of the Northeast Quarter of the Southeast Quarter of the Northwest Quarter of Section 27, Township 25 North, Range 5 East, W.M., in King County, Washington, described as follows: Commencing at the northwest corner of said quarter-quarter-quarter section; thence South 00°43'13" West 41.01 feet along the west line of said quarter-quarter-quarter section to the point of beginning of this description; thence South 88°23'04" East 45.01 feet; thence South 00°43'13" West 9.00 feet; thence North 88°23'04" West 45.01 feet to said west line; thence North 00°43'13" East 9.00 feet along said west line to the point of beginning and containing 405 square feet, more or less.

Also, that portion of the Northeast Quarter of the Southeast Quarter of the Northwest Quarter of Section 27, Township 25 North, Range 5 East, W.M., in King County, Washington, described as follows: Commencing at the northwest corner of said quarter-quarter-quarter section; thence South 00°43'13" West 41.01 feet along the west line of said quarter-quarter-quarter section; thence South 88°23'04" East 256.03 feet to the east line of the owner's land being the point of beginning of this description; thence South 00°43'13" West 9.00 feet along said east line; thence North 88°23'04" West 40.01 feet; thence North 00°43'13" East 9.00 feet; thence South 88°23'04" East 40.01 feet to the point of beginning and containing 360 square feet, more or less.

Fee simple title as follows:

That portion of the Northeast Quarter of the Southeast Quarter of the Northwest Quarter of Section 27, Township 25 North, Range 5 East, W.M., in King County, Washington, described as follows: Commencing at the northwest corner of said quarter-quarter-quarter section; thence South 88°23'04" East 316.04 feet along the north line of said quarter-quarter-quarter section; thence South 00°43'13" West 30.00 feet to the south margin of Northup Way (also known as N.E. 20th Street) and the point of beginning of this description; thence South 88°23'04" East 60.01 feet along said south margin to an east line of the owner's land; thence South 00°43'13" West 7.00 feet along said east line; thence North 88°23'04" West 60.01 feet to the west line of the owner's land; thence North 00°43'13" East 7.00 feet along said west line to the point of beginning and containing 420 square feet, more or less.

Utility easement as follows:

That portion of the Northeast Quarter of the Southeast Quarter of the Northwest Quarter of Section 27, Township 25 North, Range 5 East, W.M., in King County, Washington, described as follows: Commencing at the northwest corner of said quarter-quarter-quarter section; thence South 88°23'04" East 316.04 feet along the north line of said quarter-quarter-quarter section; thence South 00°43'13" West 37.00 feet to the point of beginning of this description; thence South 88°23'04" East 60.01 feet to an east line of the owner's land; thence South 00°43'13" West 2.00 feet along said east line; thence North 88°23'04" West 60.01 feet to the west line of the owner's land; thence North 00°43'13" East 2.00 feet along said west line to the point of beginning and containing 120 square feet, more or less.

Slope easement as follows:

That portion of the Northeast Quarter of the Southeast Quarter of the Northwest Quarter of Section 27, Township 25 North, Range 5 East, W.M., in King County, Washington, described as follows: Commencing at the northwest corner of said quarter-quarter-quarter section; thence South 88°23'04" East 316.04 feet along the north line of said quarter-quarter-quarter section; thence South 00°43'13" West 39.00 feet to the point of beginning of this description; thence South 88°23'04" East 60.01 feet to an east line of the owner's land; thence South 00°43'13" West 2.00 feet along said east line; thence North 88°23'04" West 60.01 feet to the west line of the owner's land; thence North 00°43'13" East 2.00 feet along said west line to the point of beginning and containing 120 square feet, more or less.

Temporary construction easement as follows:

That portion of the Northeast Quarter of the Southeast Quarter of the Northwest Quarter of Section 27, Township 25 North, Range 5 East, W.M., in King County, Washington, described as follows: Commencing at the northwest corner of said quarter-quarter-quarter section; thence South 88°23'04" East 316.04 feet along the north line of said quarter-quarter-quarter section; thence South 00°43'13" West 41.00 feet; thence North 88°23'04" West 7.34 feet to the point of beginning of this description; thence North 88°23'04" West 35.00 feet; thence South 01°36'56" West 9.00 feet; thence South 88°23'04" East 35.00 feet; thence North 01°36'56" East 9.00 feet to the point of beginning and containing 315 square feet, more or less.

PW-N 1270

Fee simple title to be acquired as follows:

That portion of the Northeast Quarter of the Southeast Quarter of the Northwest Quarter of Section 27, Township 25 North, Range 5 East, W.M. in King County, Washington described as follows: Commencing at the northwest corner of said quarter-quarter-quarter section; thence South 88°23'04" East 316.04 feet along the north line of said quarter-quarter-quarter section; thence South 00°43'13" West 30.00 feet to the south margin of Northup Way (also known as N.E. 20th Street) and the point of beginning of this description; thence South 88°23'04" East 63.94 feet; thence Southeasterly on a curve to the right having a radius of 686.34 feet through a central angle of 08°11'24", and along an arc length of 98.11 feet; thence North 88°23'04" West 161.60 feet to the West line of the owner's land; thence North 00°43'13" East along said west line 7.00 feet to the point of beginning and containing 904 square feet, more or less.

Utility easement as follows:

That portion of the Northeast Quarter of the Southeast Quarter of the Northwest Quarter of Section 27, Township 25 North, Range 5 East, W.M. in King County, Washington described as follows: Commencing at the northwest corner of said quarter-quarter-quarter section; thence South 88°23'04" East 316.00 feet along the north line of said quarter-quarter-quarter section; thence South 00°43'13" West 37.01 feet to the point of beginning of this description; thence South 88°23'04" East 161.60 feet to a point on the south margin of Northup Way (also known as N.E. 20th Street); thence Southeasterly on a curve to the right having a radius of 686.34 feet, through a central angle of 01°05'56" and along an arc length of 13.16 feet; thence North 88°23'04" West 174.58 feet to the west line of the owner's land; thence 00°43'13" East 2.00 feet along said west line to the point of beginning and containing 336 square feet, more or less.

Slope easement as follows:

That portion of the Northeast Quarter of the Southeast Quarter of the Northwest Quarter of Section 27, Township 25 North, Range 5 East, W.M. in King County, Washington described as follows: Commencing at the northwest corner of said quarter-quarter-quarter section; thence South 88°23'04" East 316.04 feet along the north line of said quarter-quarter-quarter section; thence South 00°43'13" West 39.01 feet to the point of beginning of this description; thence South 88°23'04" East 174.58 feet to a point on the south margin of Northup Way (also known as N.E. 20th Street); thence Southeasterly on a curve to the right having a radius of 686.34 feet, through a central angle of 00°19'49" and along an arc distance of 3.96 feet; thence South 00°37'04" West 1.35 feet; thence North 88°23'04" West 178.48 feet to the west line of the owner's land; thence North 00°43'13" East 2.00 feet along said west line to the point of beginning and containing 356 square feet, more or less.

Temporary construction easement as follows:

That portion of the Northeast Quarter of the Southeast Quarter of the Northwest Quarter of Section 27, Township 25 North, Range 5 East, W.M. in King County, Washington described as follows: Commencing at the northwest corner of said quarter-quarter-quarter section; thence South 00°23'04" East 98.66 feet along the north line of said quarter-quarter-quarter section; thence South 00°43'14" West 41.01 feet to the point of beginning of this description; thence South 88°23'04" East 50.00 feet; thence South 01°36'56" West 10.00 feet; thence North 88°23'04" West 50.00 feet; thence North 01°36'56" East 10.00 feet to the point of beginning and containing 500 square feet, more or less.

PW-N 1271

Fee simple title as follows:

That portion of the Northeast Quarter of the Southeast Quarter of the Northwest Quarter of Section 27, Township 25 North, Range 5 East, W.M., in King County, Washington, described as follows: commencing at the northeast corner of said quarter-quarter-quarter section; thence North 88°23'04" West 30.01 feet along the north line of said quarter-quarter-quarter section; thence South 00°37'04" West 42.01 feet to the intersection of the south margin of Northup Way (also known as N.E. 20th Street and Northrup Way) and the West margin of 140th Avenue N.E. and the point of beginning of this description; thence South 00°37'04" West 30.01 feet along said West margin; thence North 88°23'04" West 5.00 feet; thence North 00°37'04" East 5.44 feet; thence Northwesterly on a curve to the left having a radius of 25.00 feet through a central angle of 89°00'08" and along an arc length of 38.84 feet to said south margin; thence South 88°23'04" East 29.57 feet along said south margin to the point of beginning and containing 279 square feet, more or less.



Sidewalk easement as follows:

That portion of the Northeast Quarter of the Southeast Quarter of the Northwest Quarter of Section 27, Township 25 North, Range 5 East, W.M., in King County, Washington, described as follows: Commencing at the northeast corner of said quarter-quarter-quarter section; thence North 88°23'04" West 30.01 feet along the north line of said quarter-quarter-quarter section; thence South 00°37'04" West 42.01 feet to the intersection of the south margin of Northrup Way (also known as N.E. 20th Street and Northrup Way) and the west margin of 140th Avenue N.E.; thence South 00°37'04" West 30.01 feet along said west margin to the point of beginning of this description; thence South 00°37'04" West 95.00 feet along said west margin to the south line of the owners' land; thence North 88°23'04" West 5.00 feet; thence North 00°37'04" East 95.00 feet; thence South 88°23'04" East 5.00 feet to the point of beginning and containing 475 square feet, more or less.

Slope easement as follows:

That portion of the Northeast Quarter of the Southeast Quarter of the Northwest Quarter of Section 27, Township 25 North, Range 5 East, W.M. in King County, Washington, described as follows: Commencing at the northeast corner of said quarter-quarter-quarter section; thence North 88°23'04" West 30.01 feet along the north line of said quarter-quarter-quarter section; thence South 00°37'04" West 72.01 feet; thence North 88°23'04" West 5.00 feet to the point of beginning of this description; thence North 00°37'04" East 5.44 feet; thence Northwesterly on a curve to the left having a radius 25.00 feet, through a central angle of 23°04'26", and along an arc length of 10.07 feet; thence South 00°37'04" West 15.20 feet; thence South 88°23'04" East 2.00 feet to the point of beginning and containing 24 square feet, more or less.

Temporary construction easement as follows:

That portion of the Northeast Quarter of the Southeast Quarter of the Northwest Quarter of Section 27, Township 25 North, Range 5 East, W.M., in King County, Washington, described as follows: Commencing at the northeast corner of said quarter-quarter-quarter section; thence North 88°23'04" West 164.27 feet along the north line of said quarter-quarter-quarter section; thence South 1°36'56" West 42.00 feet to the point of beginning of this description on the south margin of Northrup Way (also known as NE 20th Street); thence South 88°23'04" East 105.43 feet along said south margin; thence Easterly on a curve to the right having a radius of 25.00 feet, through a central angle of 65°55'42", and along an arc length of 28.77 feet; thence South 00°37'04" West 15.20 feet; thence South 88°23'04" East 2.00 feet; thence South 00°37'04" West 8.00 feet; thence North 88°23'04" West 23.50 feet; thence North 01°36'56" East 30.00 feet; thence North 88°23'04" West 107.02 feet to the west line of the owner's land; thence North 00°37'04" East 8.00 feet along said west line to the point of beginning and containing 1,584 square feet, more or less.

PW-N 1279

Temporary construction easements as follows:

That portion of the Southwest Quarter of the Northeast Quarter of the Northwest quarter of Section 27, Township 25 North, Range 5 East, W.M., in King County, Washington, described as follows: Commencing at the southwest corner of said quarter-quarter-quarter section; thence South 88°23'04" East 330.00 feet along the south line of said quarter-quarter-quarter section; thence North 01°36'56" East 42.00 feet to the intersection of the west line of the owner's land and the north margin of Northup Way (also known as N.E. 20th Street and N.E. 20th Place) and the point of beginning of this description; thence North 00°46'19" East 3.00 feet along said west line of the owner's land; thence South 88°23'04" East 50.01 feet; thence South 00°46'19" West 3.00 feet to said north margin; thence North 88°23'04" West 50.01 feet along said north margin to the point of beginning and containing 150 square feet, more or less.

Also, that portion of the Southwest Quarter of the Northeast Quarter of the Northwest quarter of Section 27, Township 25 North, Range 5 East, W.M., in King County, Washington, described as follows: Commencing at the southwest corner of said quarter-quarter-quarter section; thence South 88°23'04" East 330.00 feet along the south line of said quarter-quarter-quarter section; thence North 01°36'56" East 42.00 feet to the intersection of the west line of the owner's land and the north margin of Northup Way (also known as N.E. 20th Street and N.E. 20th Place) thence South 88°23'04" East 154.68 feet along said north margin to the point of beginning of this description; thence North 01°36'56" East 3.00 feet; thence South 88°23'04" East 30.00 feet; thence South 01°36'56" West 3.00 feet to said north margin; thence North 88°23'04" West 30.00 feet along said north margin to the point of beginning and containing 90 square feet, more or less.

PW-N 1330

Fee simple title as follows:

That portion of the East 165 feet of the Southeast quarter of the Northwest quarter of Section 27, Township 25 North, Range 5 East, W. M., in King County, Washington, lying North of the South line of the North 42 feet of said subdivision and Southerly of the Southerly margin of Northeast 20th Street as vacated under City of Bellevue Ordinance No. 741, said portion containing an area of 16 square feet, more or less.

Fee Simple Title as follows:

That portion of the Northwest Quarter of the Northeast Quarter of Section 27, Township 25 North, Range 5 East, W.M., in King County, Washington, described as follows: Commencing at the southwest corner of said quarter-quarter section; thence South  $88^{\circ}13'40''$  East 30.01 feet along the south line of said quarter-quarter section; thence North  $00^{\circ}37'04''$  East 42.01 feet to the intersection of the east margin of 140th Avenue N.E. and the north margin of Northup Way (also known as N.E. 20th Street) and the point of beginning of this description; thence North  $00^{\circ}37'04''$  East 150.00 feet along said east margin to the north line of the owners' land; thence South  $88^{\circ}13'40''$  East 5.00 feet along said north line; thence South  $00^{\circ}37'04''$  West 125.50 feet; thence Southeasterly on a curve to the left having a radius of 25.00 feet through a central angle of  $88^{\circ}50'44''$  and along an arc length of 38.77 feet to said north margin; thence North  $88^{\circ}13'40''$  West 29.50 feet along said north margin to the point of beginning and containing 878 square feet, more or less.

Temporary Construction Easement as follows:

That portion of the Northwest Quarter of the Northeast Quarter of Section 27, Township 25 North, Range 5 East, W.M., in King County, Washington, described as follows: Commencing at the southwest corner of said quarter-quarter section; thence South  $88^{\circ}13'40''$  East 30.01 feet along the south line of said quarter-quarter section; thence North  $00^{\circ}37'04''$  East 42.01 feet to the intersection of the east margin of 140th Avenue NE and the north margin of Northup Way (also known as NE 20th Street); thence South  $88^{\circ}13'40''$  East 150.00 feet along said north margin to the east line of the owners' land and the point of beginning of this description; thence North  $88^{\circ}13'40''$  West 120.50 feet along said north margin; thence Northwesterly on a curve to the right, having a radius of 25.00 feet, through a central angle of  $78^{\circ}27'47''$  and along an arc length of 34.24 feet; thence South  $88^{\circ}13'40''$  East 34.79 feet; thence South  $01^{\circ}46'20''$  West 10.00 feet; thence South  $88^{\circ}13'40''$  East 110.00 feet to said east line; thence South  $00^{\circ}37'04''$  West 10.00 feet along said east line to the point of beginning and containing 1,674 square feet, more or less.

Fee simple title as follows:

That portion of the Southwest Quarter of the Northeast Quarter of Section 27, Township 25 North, Range 5 East, W.M., in King County, Washington, and that portion of vacated N.E. 20th Place (also known as Northup Revised Road No. 1431) all described as follows: Commencing at the northwest corner of said quarter-quarter section; thence South  $88^{\circ}13'40''$  East 30.01 feet along the north line of said quarter-quarter section; thence South  $00^{\circ}37'05''$  West 42.01 feet to the intersection of the east margin of 140th Avenue N.E. and the south margin of Northup Way (also known as N.E. 20th Street) and the point of beginning of this description; thence South  $00^{\circ}37'04''$  West 128.04 feet along said east margin to the south line of the owners' land; thence South  $88^{\circ}13'40''$  East 5.00 feet along said south line; thence North  $00^{\circ}37'04''$  East 102.54 feet; thence Northeasterly on a curve to the right having a radius of 25.00 feet through a central angle of  $91^{\circ}09'16''$  and along an arc length of 39.77 feet to said south margin; thence North  $88^{\circ}13'40''$  West 30.51 feet along said south margin to the point of beginning and containing 781 square feet, more or less.

Drainage easement as follows:

That portion of the Southwest Quarter of the Northeast Quarter of Section 27, Township 25 North, Range 5 East, W.M., in King County, Washington, and that portion of vacated NE 20th Place (also known as Northrup Revised Road No. 1431) described as follows: Commencing at the northwest corner of said quarter-quarter section; thence South  $88^{\circ}13'40''$  East 30.01 feet along the north line of said quarter-quarter section; thence South  $00^{\circ}37'05''$  West 42.01 feet to the intersection of the east margin of 140th Avenue NE and the south margin of Northup Way (also known as NE 20th Street); thence South  $88^{\circ}13'40''$  East 150.03 feet along said south margin to the east line of the owners' land and the point of beginning of this description; thence South  $00^{\circ}37'04''$  West 30.01 feet along said east line; thence North  $88^{\circ}13'40''$  West 11.41 feet; thence North  $01^{\circ}46'20''$  East 30.00 feet to said south margin; thence South  $88^{\circ}13'40''$  East 10.80 feet along said south margin to the point of beginning and containing 333 square feet, more or less.

Temporary construction easement as follows:

That portion of the Southwest Quarter of the Northeast Quarter of Section 27, Township 25 North, Range 5 East, W.M. in King County, Washington, and of vacated portion of N.E. 20th Place (also known as Northrup Revised Road

No. 1431) described as follows: Commencing at the northeast corner of said quarter-quarter section; thence South  $88^{\circ}13'40''$  East 170.08 feet along the north line of said quarter-quarter section; thence South  $01^{\circ}46'20''$  West 42.00 feet to the south margin of Northup Way (also known as N.E. 20th Street) and the point of beginning of this description; thence South  $01^{\circ}46'20''$  West 3.00 feet; thence North  $88^{\circ}13'40''$  West 50.00 feet; thence North  $01^{\circ}46'20''$  East 3.00 feet to said south margin; thence South  $88^{\circ}13'40''$  East 50.00 feet along said margin to the point of beginning and containing 150 square feet, more or less.